

Town of Stonington Assessor's Office
Marinas
Income and Expense Survey for Calendar Year 2013
(Due May 30, 2014)

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Property Name: _____

Property Address: _____

Form Preparer/Position: _____

Telephone Number: _____

Marina Characteristics-(see definitions that follow)

Which of the following best describes your marina operation?

Marina:	<input type="checkbox"/>	Marina/Boatyard	<input type="checkbox"/>	Dockominium/cooperative	<input type="checkbox"/>
Dry Land Marina:	<input type="checkbox"/>	Yacht Club	<input type="checkbox"/>	Mixed Use	<input type="checkbox"/>
Boatyard	<input type="checkbox"/>	Park/Public Moorage	<input type="checkbox"/>	Other _____	<input type="checkbox"/>
Winter Storage	<input type="checkbox"/>				

Please provide a schedule of season and off-season rates for all facilities.

In-Water facilities (Please complete all that apply)

Type of Slips	No. of slips	Rate	Available Utilities	Boat Launching Facilities
Open-slips		\$ _____	Electricity 110 <input type="checkbox"/>	Crane <input type="checkbox"/>
Covered		\$ _____	Electricity 220 <input type="checkbox"/>	Forklift <input type="checkbox"/>
Enclosed		\$ _____	Water <input type="checkbox"/>	Hydraulic Trailer <input type="checkbox"/>
Moorings		\$ _____	Telephone <input type="checkbox"/>	Travel Lift & Well <input type="checkbox"/>
Total		\$ _____	Cable TV <input type="checkbox"/>	Boat Ramp <input type="checkbox"/>
			Other _____ <input type="checkbox"/>	

Please identify the number of slips by length/width of slip and rental rate for each size category on a separate sheet of paper. Also please reflect rental basis (\$/l.f./month; \$/unit/season).

Dry Land Facilities (Please complete all that apply)

Dockside Services	Boat/Auto Storage	Size range	Additional Facilities	
Office <input type="checkbox"/>	Drystack <input type="checkbox"/> # _____		Over-night dockage <input type="checkbox"/>	Rental/Charter Service <input type="checkbox"/>
Fuel Facilities <input type="checkbox"/>	Oth. Indoor <input type="checkbox"/> # _____		Retail Store <input type="checkbox"/>	Laundry <input type="checkbox"/>
Engine Repair <input type="checkbox"/>	Outdoor <input type="checkbox"/> # _____		Restaurant <input type="checkbox"/>	Showers <input type="checkbox"/>
FbrGlass Repair <input type="checkbox"/>	Auto spaces <input type="checkbox"/> # _____		Apartments <input type="checkbox"/>	Restrooms <input type="checkbox"/>
Dry Sailor Spots <input type="checkbox"/>			Lockers <input type="checkbox"/>	Portalet <input type="checkbox"/>

(Marinas Cont'd.)

Product and Service Income

Slips/Mooring	\$ _____
Slips/Mooring Available for Transients	_____
Storage/Hauling	_____
Launch Service	_____
Repair Service	_____
Fuel/Oil Sales	_____
Retail Sales	_____
Food Service	_____
Apartment/Lodging Income	_____
Utility Charges/Miscellaneous Income	_____
Total Revenue	\$ _____

Annual Operating Expenses:**Fixed Expenses**

Property Taxes	\$ _____
Personal Property Taxes	_____
Rent: Building/Docks/Land	_____
Rent: Equipment	_____
Insurance	_____
Total Fixed Expenses	\$ _____

Variable Expenses

Owner's Salary/Management Fee	\$ _____
Administrative/General	_____
Repairs/Maintenance	_____
Utilities (Heat, Light, Power)	_____
Trash Removal	_____
Sales/Marketing	_____
Salaries, Payroll and Related Benefits	_____
Total Variable Expenses	\$ _____

Total Operating Expenses	\$ _____
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Net Operating Income	\$ _____
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Do any of the figures include capital expenditures or extraordinary costs which vary from typical operating expenses? If yes, explain: _____

Please provide comments or Additional information (may be attached).

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Definitions

“Boatyard” means a facility that is intended to provide complete construction and repair services for all manner of marine craft in addition to such dry storage as may be found complimentary to the primary use.

“Dry (land) boat storage” means a space on dry land or within a building which is rented to the public for the purpose of storing boats.

“Marina” means a facility that provides wet moorage or dry storage, supplies, and services for pleasure craft and some types of commercial craft. Boat-launching facilities may also be provided at a marina.

“Marina/Boatyard” The purpose of this operation is to provide boat repair and storage services. The fueling of resident and transient crafts is permitted.

“Moorage” means any over-water facility for securing boats, including docks, piers, and mooring buoys, but excluding anchorage and dry boat storage.
